



GIBBINS RICHARDS
FOR SALE
£335,000

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4 Forsythia Way, Wilstock Village, Bridgwater TA5 2LL

£335,000

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Making home moves happen

A beautifully presented four bedroom detached family home located on the popular 'Wilstock Village' development. The accommodation comprises; reception hall, cloakroom, generous size sitting room, superbly presented kitchen/dining room with integrated appliances, utility room, double glazed conservatory addition, four first floor bedrooms including a generous size en-suite shower room and family bathroom. Long side driveway and garage. An internal viewing is strongly recommended to fully appreciate this superbly presented detached family home which benefits from owned solar panels and electric charging point.

Tenure: Freehold / Energy Rating: A / Council Tax Band: D

The property was constructed by Bloor Homes to the popular 'Dursley' design and provides well appointed accommodation on both floors. Wilstock Village is located on the outskirts of North Petherton and is therefore within easy reach of local facilities as well as the motorway junction itself. Bridgwater town centre is less than two miles distant and provides a comprehensive range of shopping facilities as well as the mainline railway station.

WELL APPOINTED DETACHED HOME
SPACIOUS SITTING ROOM
LARGE OPEN PLAN KITCHEN/DINING ROOM
UTILITY / DOUBLE GLAZED CONSERVATORY
FOUR FIRST FLOOR BEDROOMS
EN-SUITE SHOWER ROOM / FAMILY BATHROOM
LONG SIDE DRIVEWAY & GARAGE
FULLY ENCLOSED REAR GARDEN
OWNED SOLAR PANELS
ELECTRIC CHARGING POINT





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Entrance Hall	Stairs to first floor.
Cloakroom	WC and wash hand basin.
Sitting Room	14' 5" x 13' 0" (4.39m x 3.96m)
Kitchen/Dining Room	19' 5" x 10' 6" (5.91m x 3.20m) with built-in appliances to include oven, dishwasher and fridge/freezer.
Utility Room	6' 3" x 5' 4" (1.90m x 1.62m)
Conservatory	10' 6" x 9' 8" (3.20m x 2.94m)
First Floor Landing	
Bedroom 1	12' 10" x 11' 8" (3.91m x 3.55m) reducing to 8' 10" (2.69m) with triple wardrobe units.
En-Suite Shower Room	Low level WC, wash hand basin and shower enclosure.
Bedroom 2	10' 5" x 9' 6" (3.17m x 2.89m)
Bedroom 3	10' 8" x 8' 10" (3.25m x 2.69m)
Bedroom 4	8' 5" x 8' 2" (2.56m x 2.49m)
Family Bathroom	Low level WC, wash hand basin and bath.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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